

2. 2014SP-002-001

STADIUM LOFTS

Map 82-09, Parcel(s) 424, 431, 468

Council District (19) Erica Gilmore

Staff Reviewer: Jason Swaggart

A request to rezone from IR to SP-MU zoning for properties located at 1102 and 1138 3rd Avenue North and 1121 2nd Avenue North, at the northwest corner of Jefferson Street and 2nd Avenue North (2.63 Acres) and located within the Phillips-Jackson Street Redevelopment District, to permit a mixed use development, requested by Barge Cauthen & Associates, applicant; Third Avenue Associates and Sneed Family General Partnership, owners.

Staff Recommendation: Approve with conditions, including a modification to condition three, and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit mixed-use development.

Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan, Mixed-Use (SP-MU) zoning for properties located at 1102 and 1138 3rd Avenue North and 1121 2nd Avenue North, at the northwest corner of Jefferson Street and 2nd Avenue North (2.63 Acres) and located within the Phillips-Jackson Street Redevelopment District, to permit a mixed use development.

Existing Zoning

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

CRITICAL PLANNING GOALS

1. Supports Infill Development
2. Creates Walkable Neighborhoods
3. Provides a Range of Housing Choices
4. Supports a Variety of Transportation Choices

The area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure.

The site is located in highly developed area that is quickly transforming from an older industrial area to a vibrant mixed-use neighborhood. A new baseball stadium for the Nashville Sounds is slated for construction within the near future and the proposed development would support the stadium by providing additional services such as restaurants and retail uses. During games it would be easier to walk than drive to the subject location for food and shopping, which promotes pedestrian traffic. The plan calls for wide sidewalks and enhances cross walks adjacent to the site making it easier and safer to cross the street, which further promotes walkability.

The request provides an additional housing option in the area. Additional housing options are important to serve a wide range of people with different housing needs. The concentration of high density residential, office, restaurant and retail uses will foster walking, biking and the use of public transportation.

NORTH NASHVILLE COMMUNITY PLAN

Land Use Policy

Urban Mixed Use Neighborhood (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

Consistent with Policy?

Yes. The proposed SP zoning district would provide high density residential and moderate intensity non-residential uses, which would support the already diverse mixed use area. The proposed building is limited to five stories in height, which is supported by the policy. As proposed the request will place a five story building along the Jefferson Street corridor in an area that is experiencing tremendous growth. Jefferson Street is a very busy corridor where more intense development is appropriate. The site is also located in close proximity to I-24, downtown and L.P. Field. The new baseball stadium for the Nashville Sounds will also be located nearby. These type areas are appropriate for more intense development. The proposed

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development would provide more opportunities for living in the urban core of the city and the non-residential uses will provide amenities for people residing in the area as well as people visiting the area.

PLAN DETAILS

The site is located on the north side of the western foot of the Jefferson Street Bridge. The site boundaries include Jefferson to the south, 3rd Avenue to the west, Madison Street to the north and 2nd Avenue to the east. The site is also located within the Phillips-Jackson Street Redevelopment District. The site is approximately 2.63 acres in size. The site is relatively flat with the exception that the southern end slopes up towards the foot of the Jefferson Street Bridge. Current uses on the site consist of heavy manufacturing, strip commercial and vacant commercial.

Site Plan

The plan calls for a five story building consisting 280 residential units, amenity area and 5,000 square feet of non-residential uses. While the plan shows only 5,000 square feet on non-residential uses, the SP would permit more floor area as long as the overall development is consistent with all bulk standards and parking requirements. The following bulk standards will apply:

Max ISR: 1
Max FAR: 4
Max Height: 75 feet

Vehicular access into the building is shown along 2nd Avenue North. Structured parking is shown. As proposed, the SP will require that the total number of parking spaces comply with Metro requirements for the Urban Zoning Overlay. Pedestrian entrances are shown along all sides with main entrances located at the corners of Madison and 2nd and Madison and 3rd. The plan calls for an eight foot wide sidewalk with four foot planting strip along 2nd, a 12 foot wide sidewalk along 3rd with tree wells. The sidewalk along Madison varies with the northwest portion being 12 feet wide. The plan also provides areas for outdoor dining at the corners of Madison and 2nd and Madison and 3rd. The plan calls for pedestrian islands at the intersections of Madison and 2nd and Madison and 3rd.

Conceptual elevations have been provided. A variety of building materials are shown, including brick veneer, stucco/cementitious panel and metal panel. The facing of the garage along 2nd Avenue North calls for architectural screening. Final elevations will be required with the final site plan.

ANALYSIS

The plan is consistent with the land use policy and meets several critical planning goals as specified in the previous sections of this report.

Currently the section of Madison Street adjacent to the site is designed to carry a high volume of traffic at a moderate speeds. This configuration does not foster walkability. Although it is uncertain at this time, it is possible that the configuration of Madison Street could change in the future. A traffic study for the area, which has been triggered by the proposed baseball stadium, is currently underway. The original SP plan called for a redesign of Madison Street, which would create a safer environment for pedestrians. If the traffic study ultimately supports the alterations, then the plan could be revised as a minor SP modification to the original design. It is important to note that while deviations from the plan would be permitted without Council approval, any final site plan would have to be within the proposed bulk standards and, more importantly, consistent with the overall concept.

Since the proposal meets several critical planning goals and is consistent with the land use policy, then staff supports the request and recommends that it be approved with conditions.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approved with conditions

1. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
2. Developer shall coordinate with Metro Public Works regarding road plans for the proposed Ballpark and comply with findings of this project's TIS prior to final SP plan approval.
3. Indicate a solid waste and recycling plan for the site; location, pickup frequencies, truck route, etc.
4. Is a loading/ move in/ service zone proposed for the development? If so, indicate. If not, indicate how each of these functions will be resolved.
5. Revise the streetscape plan on all public streets (2nd, 3rd, and Madison) to indicate an ADA compliant 5 foot path of travel within the public ROW, may require a ROW dedication to the back of sidewalk.
6. Indicate the installation of an ADA compliant ramp at the intersection of Jefferson and 3rd and within the expanded concrete islands on Madison.

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Maximum Uses in Existing Zoning District: **IR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	2.63	0.6 F	68,737 SF	245	21	22

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.63	-	275 U	1791	139	169

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	2.63	-	5,737 SF	730	67	64

Traffic changes between maximum: **IR** and proposed **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+2276	+185	+211

METRO SCHOOL BOARD REPORT

Projected student generation existing IR district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-MR district: 14 Elementary 9 Middle 7 High

The proposed SP-MU zoning district could generate 30 additional students. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School. John Early is identified as being over capacity and there is additional capacity for middle school students within the cluster. This information is based upon data from the school board last updated September 2012.

Fiscal Liability

The fiscal liability of nine new middle school students is \$234,000 (9 X \$26,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions and disapproved without all staff conditions.

CONDITIONS

1. Permitted land uses shall be limited to multi-family residential and all other uses permitted in the MUG district. Multi-family residential shall be limited to 280 units.
2. A minimum of 5,000 square feet of non-residential uses shall be provided on the ground floor.
3. A maximum of six stories within 75' may be approved administratively with the Final Site Plan by Planning Commission staff if the design remains consistent with the Community Plan Land Use policy and contributes to the overall quality of the design.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the MUG zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days

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of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions, including a modification to condition three, and disapprove without all conditions (8-0), Consent Agenda

Resolution No. RS2014-20

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-002-001 is Approved with conditions, including a modification to condition three, and disapprove without all conditions. (8-0)

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